

MITIGATED NEGATIVE DECLARATION

April 26, 2007

Project Name: Saint Adelaide Catholic Church Major Use Permit

Project Number(s): P04-056, Log No. 04-21-004

**This Document is Considered Draft Until it is Adopted by the Appropriate
County of San Diego Decision-Making Body.**

This Mitigated Negative Declaration is comprised of this form along with the Environmental Initial Study that includes the following:

- a. Initial Study Form
 - b. Environmental Analysis Form and attached extended studies for Cultural Resources, Storm Water, Drainage, Acoustics, Biology, Fire Protection and Traffic.
1. California Environmental Quality Act Mitigated Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period, and; on the basis of the whole record before the decision-making body (including this Negative Declaration) that there is no substantial evidence that the project will have a significant effect on the environment.
2. Required Mitigation Measures:

Refer to the attached Environmental Initial Study for the rationale for requiring the following measures:

TRANSPORTATION IMPACT FEE: The payment of the Transportation Impact Fee, which will be required at issuance of building permits, in combination with other components of this program, will mitigate potential cumulative traffic impacts to less than significant.

- A. Prior to obtaining any building or other permit, including a grading permit, pursuant to this Permit, and prior to commencement of construction or use of the property in reliance on this Major Use Permit, the applicant shall:
1. Provide for the approval of the Director of Planning and Land Use evidence that 4.96 acres of big sage brush scrub habitat credit has been secured in a County approved mitigation bank. Evidence of purchase shall include the following information to be provided by the mitigation bank:
 - a. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
 - b. If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
 - c. To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
 - d. An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.

-OR-

Provide for the conservation and habitat management of a minimum of 4.96 acres of big sage brush scrub habitat. A Habitat Management Plan (HMP) for the 4.96 acres of big sage brush scrub habitat must be submitted and approved by the Director of the Department of Planning and Land Use. An open space easement over the acquired habitat must be dedicated to the

County of San Diego prior to or immediately following the approval of the HMP.

2. Implement a grading monitoring and data recovery program to mitigate potential impacts to undiscovered buried archaeological resources on the St. Adelaide Catholic Church Project, P04-056, Log Number 04-21-004 to the satisfaction of the Planning Director. This program shall provide evidence to the Department of Planning and Land Use that a County certified archaeologist has been contracted to implement a grading monitoring and data recovery program to the satisfaction of the Director of Planning and Land Use (DPLU). A copy of the contract as well as letter from the Project Archaeologist shall be submitted to the Director of Planning and Land Use. The contract shall include the following guidelines:
 - a. The consulting archaeologist shall contract with a Native American monitor to be involved with the grading monitoring program.
 - b. The County certified archaeologist/historian and Native American monitor shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program.
 - c. The consulting archaeologist shall monitor all areas identified for development.
 - d. An adequate number of monitors (archaeological/historical/ Native American) shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities.
 - e. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be onsite full-time to perform full-time monitoring as determined by the Principle Investigator of the excavations. The frequency of inspections will depend on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.
 - f. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

- g. In the event that previously unidentified potentially significant cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The archaeologist shall contact the County Archaeologist at the time of discovery. The archaeologist, in consultation with County staff archaeologist, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the County Archaeologist, then carried out using professional archaeological methods.
- h. If any human bones are discovered, the Principle Investigator shall contact the County Coroner. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains.
- i. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Principle Investigator shall determine the amount of material to be recovered for an adequate artifact sample for analysis.
- j. In the event that previously unidentified cultural resources are discovered, all cultural material collected during the grading monitoring program shall be processed and curated according to current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

- k. In the event that previously unidentified cultural resources are discovered, a report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the Director of Planning and Land Use prior to the issuance of any building permits. The report will include Department of Parks and Recreation Primary and Archaeological Site forms.
 - l. In the event that no cultural resources are discovered, a brief letter to that effect shall be sent to the Director of Planning and Land Use by the consulting archaeologist that the grading monitoring activities have been completed.
- 3. Provide Evidence to the Director of Planning and Land Use that the following notes have been placed on the Grading Plan:
 - a. The County certified archaeologist/historian and Native American monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the monitoring program.
 - b. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be on-site full-time to perform full-time monitoring as determined by the Principle Investigator of the excavations. The frequency of inspections will depend on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.
 - c. In the event that previously unidentified potentially significant cultural resources are discovered, the archaeological monitor(s) shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow evaluation of potentially significant cultural resources. The Principle Investigator shall contact the County Archaeologist at the time of discovery. The Principle Investigator, in consultation with County staff archaeologist, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts

shall be prepared by the consulting archaeologist and approved by the County Archaeologist, then carried out using professional archaeological methods.

- d. The consulting archaeologist shall monitor all areas identified for development.
- e. If any human bones are discovered, the Principle Investigator shall contact the County Coroner. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains.
- f. Prior to rough grading inspection sign-off, provide evidence that the field grading monitoring activities have been completed to the satisfaction of the Director of Planning and Land Use. Evidence shall be in the form of a letter from the Project Archaeologist.
- g. Prior to Final Grading Release, submit to the satisfaction of the Director of Planning and Land Use, a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program. The report shall also include the following:
 - 1) Department of Parks and Recreation Primary and Archaeological Site forms.
 - 2) Evidence from a curation facility within San Diego County that all cultural material collected during the grading monitoring program has been received for curation accompanied by payment of the fees necessary for permanent curation.
 - 3) In the event that no cultural resources are discovered, a brief letter to that effect shall be sent to the Director of Planning and Land Use by the consulting archaeologist that the grading monitoring activities have been completed.

OR

Enter into a Secured Agreement with the County of San Diego, Department of Planning and Land Use, secured by a letter of credit, bond, or cash for 100 percent of the estimated costs associated with the preparation of the Final Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program, and a 10 percent cash deposit not to exceed \$30,000. A cost estimate shall be submitted and approved by the Director of Planning and Land Use for the cost of preparing the Final Grading Monitoring that includes artifact analysis, and specialized studies such as lithics analysis, ceramics analysis, faunal analysis, floral analysis, assemblage analysis, and radiocarbon dating as determined by the Project Archaeologist in consultation with County Staff Archaeologist.

4. Implement, to the satisfaction of the Director of Planning and Land Use, the research design detailed in the archaeological extended study, "*Cultural Resource Survey of the Saint Adelaide Catholic Church Project, Campo, California*", dated March 2006, prepared by Andrew R. Pignuolo, with Laguna Mountain environmental, Inc. The implementation of the research design constitutes mitigation for the proposed destruction of archaeological/historic site CA-SDI 17669. The research design shall include, but is not limited to the following performance standards:
 - a. A county qualified archaeologist shall submit a research design to recover through professional archaeological collection methods an adequate artifact sample (10-25% of the scientifically significant buried deposit). The research design shall be approved by the Planning Director.
 - b. The artifacts shall be identified and analyzed using historical archaeological analytical techniques such as function artifact patterning, bottled products pattern analysis and ceramic economic indexing. Additional historic research shall be conducted as necessary to aid in analyzing and explaining the significance of the patterns.
 - c. Prior to issuance of the first building permit, a final report shall be approved by the Planning Director describing the results, analyses and conclusions of the data recovery program.

- d. All cultural material collected from previous test excavations and the data recovery program shall be processed and curated according to current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation.
5. For the Multipurpose Hall,
- a. Specify on the final construction plans three (3) Carrier units located inside the sound attenuation enclosure adjacent to its northeast wall as "Two(2) Carrier Model 48HJ012 heating/cooling units and one Carrier Model 48HJ008 heating/cooling unit located inside this outdoor enclosure or an equivalently sized set of units each with a sound power rating not to exceed 84 decibels (A)." This location and specifications were included in the attachment labeled "Mitigation "Summary" of the ISE Acoustical Site Assessment (#05-127).
 - b. Specify on the final construction plans "one L-shaped sound attenuation enclosure for the three (3) Carrier heating/cooling units as shown on the attachment labeled "Mitigation Summary" of the ISE Acoustical Site Assessment (#05-127). The minimum height of the enclosure shall be five (5) feet with respect to the final pad elevation and the equipment access or opening is on the northwest side of the enclosure. The enclosure shall be solid and be constructed of masonry, wood, plastic, fiberglass, steel, or a combination of these materials, with no cracks or gaps through or below the wall. The minimum surface density for the enclosure is 3.5 pounds per square foot. Any seams or cracks in the interior of the enclosure shall be filled or caulked. If wood is used, specify the design as tongue and groove with a minimum thickness of 7/8 of an inch. Any gate/door shall be designed with overlapping closures on the bottom and sides meet the minimum specifications of the wall materials described above. The gate may consist of ¾-inch or thicker wood, a solid-sheet metal door with at least 18-gauge thickness, or an exterior-grade solid-core steel door with prefabricated door jambs."

6. For the Sanctuary Building,
 - a. Specify on the final construction plans three (3) Carrier units located inside the sound attenuation enclosure adjacent to its northwest corner as “Two(2) Carrier Model 48HJ009 heating/cooling units and one Carrier Model 48HJ007 heating/cooling unit located inside this outdoor enclosure or an equivalently sized set of units each with a sound power rating not to exceed 82 decibels (A).” This location and specifications were included in the attachment labeled “Mitigation “Summary” of the ISE Acoustical Site Assessment (#05-127).
 - b. Specify on the final construction plans “one L-shaped sound attenuation enclosure for the three (3) Carrier heating/cooling units as shown on the attachment labeled “Mitigation Summary” of the ISE Acoustical Site Assessment (#05-127) dated. The minimum height of the enclosure shall be six (6) feet with respect to the final pad elevation and the equipment access or opening is on the northeast side of the enclosure. The enclosure shall be solid and be constructed of masonry, wood, plastic, fiberglass, steel, or a combination of these materials, with no cracks or gaps through or below the wall. The minimum surface density for the enclosure is 3.5 pounds per square foot. Any seams or cracks in the interior of the enclosure shall be filled or caulked. If wood is used, specify the design as tongue and groove with a minimum thickness of 7/8 of an inch. Any gate/door shall be designed with overlapping closures on the bottom and sides meet the minimum specifications of the wall materials described above. The gate may consist of ¾-inch or thicker wood, a solid-sheet metal door with at least 18-gauge thickness, or an exterior-grade solid-core steel door with prefabricated door jambs.”
7. For the Education/Office Building and the related playground facilities,
 - a. Specify five(5) Carrier units located inside the sound attenuation enclosure adjacent to the southwest corner of the Education/Office Building. Four Carrier Model 48HJ005 heating/cooling units and one Carrier Model 48HJ012 heating/cooling unit will be inside this enclosure or an

equivalently sized set of units with sound power ratings each not to not to exceed 76 decibels (A) for four units and 84 decibels (A) for the remaining one. This location and specifications were included in the attachment labeled "Mitigation "Summary" of the ISE Acoustical Site Assessment (#05-127).

- b. Specify on the final construction plans five(5) Carrier Model 48HJ005 heating/cooling units located inside the sound attenuation enclosure adjacent to the southeast corner of the Education/Office Building. These units or an equivalently sized set of units each with sound power rating each not to not to exceed 76 decibels (A) will be located inside an open sound attenuation enclosure. This location and specifications were included in the attachment labeled "Mitigation "Summary" of the ISE Acoustical Site Assessment (#05-127).
- c. Specify on the final construction plans "L-shaped sound attenuation enclosures for two groups of five (5) Carrier heating/cooling units as shown on the attachment labeled "Mitigation Summary" of the ISE Acoustical Site Assessment (#05-127). The minimum height of the enclosure shall be six (6) feet for the eastern enclosure and five (5) feet for the western one with respect to the final pad elevation. The equipment access or opening is on the north side of each enclosure. Each enclosure shall be solid and be constructed of masonry, wood, plastic, fiberglass, steel, or a combination of these materials, with no cracks or gaps through or below the wall. The minimum surface density for the enclosure is 3.5 pounds per square foot. Any seams or cracks in the interior of the enclosure shall be filled or caulked. If wood is used, specify the design as tongue and groove with a minimum thickness of 7/8 of an inch. Any gate/door shall be designed with overlapping closures on the bottom and sides meet the minimum specifications of the wall materials described above. The gate may consist of ¾-inch or thicker wood, a solid-sheet metal door with at least 18-gauge thickness, or an exterior-grade solid-core steel door with prefabricated door jambs. "

- d. Specify on the final construction plans “one sound attenuation barrier for the north end of the playground located east of the Education/Office Building as shown on the attachment labeled “Mitigation Summary” of the ISE Acoustical Site Assessment (#05-127). Based on the elevation of the playground shown in the attachment, the minimum top of barrier elevation shall be 2,619 feet MSL. This barrier shall be solid and be constructed of masonry, wood, plastic, fiberglass, steel, or a combination of these materials, with no cracks or gaps through or below the wall. The minimum surface density for the enclosure is 3.5 pounds per square foot. Any seams or cracks in the interior of the enclosure shall be filled or caulked. If wood is used, specify the design as tongue and groove with a minimum thickness of 7/8 of an inch. Any gate/door shall be designed with overlapping closures on the bottom and sides meet the minimum specifications of the wall materials described above. The gate may consist of ¾-inch or thicker wood, a solid-sheet metal door with at least 18-gauge thickness, or an exterior-grade solid-core steel door with prefabricated door jambs. “
- B. Prior to occupancy or use of the premises pursuant to this Major Use Permit, the applicant shall:
- 1. Complete and submit a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program to the satisfaction of the Director of Planning and Land Use. The report shall also include the following:
 - a. Department of Parks and Recreation Primary and Archaeological Site Forms.
 - b. Evidence from a curation facility within San Diego County that all cultural material collected during the grading monitoring program has been received for curation accompanied by payment of the fees necessary for permanent curation.
 - 2. In the event that no cultural resources are discovered, a brief letter to that effect shall be sent to the Director of Planning and Land Use by the consulting archaeologist that the grading monitoring activities have been completed.

OR

Enter into a Secured Agreement with the County of San Diego, Department of Planning and Land Use, secured by a letter of credit, bond, or cash for 100 percent of the estimated costs associated with the preparation of the Final Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program, and a 10 percent cash deposit not to exceed \$30,000. A cost estimate shall be submitted and approved by the Director of Planning and Land Use for the cost of preparing the Final Grading Monitoring that includes artifact analysis, and specialized studies such as lithics analysis, ceramics analysis, faunal analysis, floral analysis, assemblage analysis, and radiocarbon dating as determined by the Project Archaeologist in consultation with County Staff Archaeologist.

C. The following conditions shall apply during the term of this Major Use Permit Modification:

1. For the Multi-purpose Hall (Phase 1) or the Sanctuary (Phase 2), the hours for church services on weekends shall be between the hours of 4:00 pm and 8:00 pm on Saturdays and between the hours of 9:00 am and 1:00 pm on Sundays. Special fundraiser events on Saturdays are allowed between the hours of 8:00 am and 8:00 pm. Special fundraiser events on Sundays are allowed between the hours of 8:00 am and 8:00 pm. Weekly Wednesday classes and monthly Tuesday meetings, are allowed the hours of 5:30 pm and 9:00 pm. Special religious services for Holy Days of Obligation may occur on weekdays between 9:00 am and 1:00 pm and between 4:00 pm and 8:00 pm in the evening for the first Friday service. For the Education building (Phase 3), the hours of school operation shall be from 7:00 am to 5:00 pm on weekdays.

3. Critical Project Design Elements That Must Become Conditions of Approval:

The following project design elements were either proposed in the project application or the result of compliance with specific environmental laws and regulations and were essential in reaching the conclusions within the attached Environmental Initial Study. While the following are not technically mitigation measures, their implementation must be assured to avoid potentially significant environmental effects.

- A. Landscape Plans: A Conceptual Landscape Plan has been approved for the project. Based upon final approval of this major use permit application, the applicant shall submit complete landscape construction documents per the County of San Diego's Landscape Water Conservation Design Manual and Section 6712 et seq. of the County's Zoning Ordinance. Landscape plans shall be in substantial conformance with this conditionally approved conceptual landscape plan and shall address the following:
- 1) Per the Off Street Parking Design Manual, all parking spaces abutting a pedestrian walkway, or a landscaped area require wheel stops. Please review and make necessary revisions.
 - 2) Please provide additional shrubs around the perimeter of the parking lots to help with screening. All shrubs shall be capable of achieving 30" in height within two growing seasons.
 - 3) Slopes 15' and above require one shrub (1 gal. min.) or 1 tree (5 gal. min.) to be planted for every 100 sq. ft. of slope surface, in addition to 100% of the slope being protected with groundcovers. Please review the slopes above the proposed education building. All planting adjacent to an open space lot shall be required to be non-invasive and native to the surrounding area.
- B. Lighting Plan: A Lighting Plan has been approved for the project. Implementation of the Lighting Plan, along with compliance with the San Diego County Light Pollution Code will assure that there will be no significant impacts resulting from light or glare.
- C. Stormwater Management Plan: The project proposes the use of Best Management Practices as described in Stormwater Management Plan for Minor Project. For the duration of the term of the Major Use Permit, this project is required to comply with all applicable stormwater regulations at all times. The activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (Ordinance No. 9424 and Ordinance No. 9426) and all other applicable ordinances and standards. This includes requirements for materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas greater than one (1) acre require that the property owner keep additional and updated information on-site concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.

- D. Site Distance: Prior to occupancy or use of the premises pursuant to this Major Use Permit, the applicant shall provide a certification by a Registered Civil Engineer, Licensed Land Surveyor or Registered Traffic Engineer that the intersectional sight distance along Sheridan Road looking northerly from the project entrance is a minimum of three hundred and ninety-six feet (396') and that the intersectional sight distance along Sheridan Road looking southerly from the project entrance is a minimum of four hundred and eighteen feet (418'). All of the foregoing shall be to the satisfaction of the Director of Public Works.

ADOPTION STATEMENT: This Negative Declaration was adopted and above California Environmental Quality Act findings made by the:

on _____

JOSEPH FARACE, Planning Manager
Regulatory Planning Division

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